SEKISUI HOUSE REIT, INC.

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Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of Science Based Targets initiative (SBTi) Validation

Sekisui House Reit, Inc. ("SHR") hereby announces that it acquired validation through the Science Based Targets initiative ("SBTi") about the targets for reducing greenhouse gas ("GHG") emissions, as follows.

1. Overview of SBT Validation
SBT is a Science-based target for reducing GHG emissions that is certified by SBTi, an international joint initiative established in 2015 by CDP, the United Nations Global Compact, the World Resources Institute (WRI) and the World Wide Fund for Nature (WWF), which validates science-based GHG emission reduction targets. In order to acquire validation through SBTi, it is necessary to align GHG emission reduction targets with the levels required by the Paris Agreement, an international agreement adopted at COP21 (the 21st Conference of the Parties to the United Nations Framework Convention on Climate Change) held in 2015.

SCIENCE BASED TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

2. Acquisition of SBT Validation
SHR has already obtained SBT Validation for its Scope 1 and Scope 2 GHG emission reduction targets for 2023, and has now obtained new SBT Validation for its medium term targets with the additional Scope 3 GHG emission reduction target and net-zero long term targets with the each base year set at 2023, as follows.

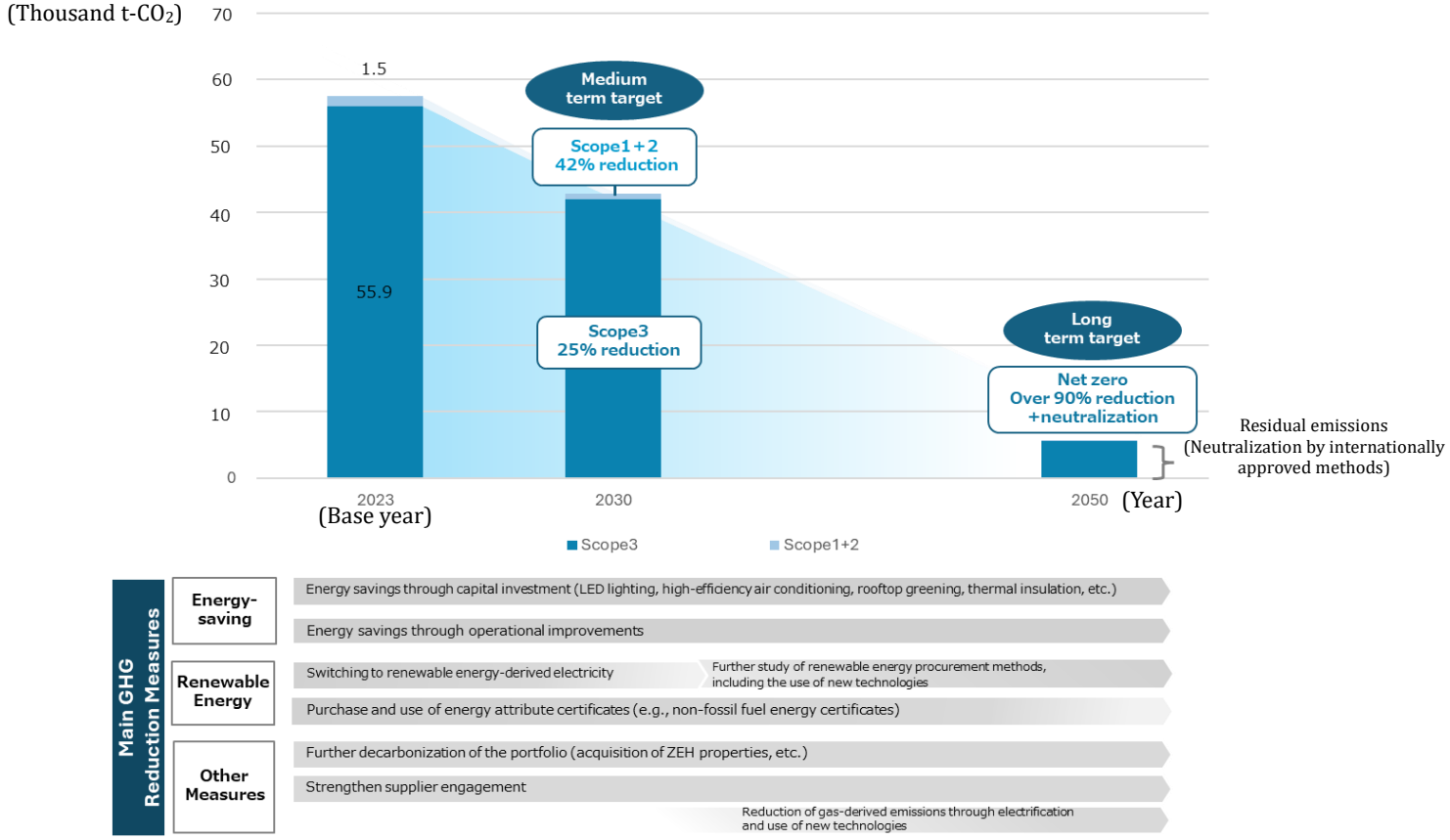
<GHG emissions reduction targets>

Medium term targets	By 2030 (Compared to 2023)	Reduce 42% of Scope 1 and Scope 2 emissions Reduce 25% of Scope 3 emissions
Long term targets	By 2050 (Compared to 2023)	Achieve net zero Reduce 90% or more of Scope 1, Scope 2, and Scope 3 and neutralize residual emissions

Disclaimer: This translation is for informational purposes only. If there is any discrepancy between the Japanese version and the English translation, the Japanese version shall prevail.

In addition, SHR has established a roadmap toward the above long term target of "Achieve net zero by 2050" and promotes initiative for reducing GHG emissions.
The roadmap and main reduction measures to achieve net zero are as follows.

Roadmap to Achieve Net Zero



Through the efforts to achieve the above GHG emission reduction targets, SHR will contribute to the SDGs (Sustainable Development Goals) Goal 7 "Affordable and Clean Energy" and Goal 13 "Climate Action".

【Related SDGs】



3. ESG Initiatives Going Forward

SHR aims to contribute to the realization of a sustainable society by conducting real estate investment management with due consideration given to ESG (Environment, Social and Governance).
In order to invest in real estate with excellent environmental performance, SHR intends to utilize the know-how regarding real estate operation and management of Sekisui House, Ltd., the sponsor, who aims to be a leading company in ESG management. SHR intends to further promote energy conservation and environmental considerations, ensuring the safety of life and business continuity, etc., in line with the improvement of tenant satisfaction in owned properties.
For details of ESG initiatives of SHR, please refer to "ESG special website" on SHR's website.

* Sekisui House Reit, Inc. website: https://sekisuihouse-reit.co.jp/en/

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